118.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	659,800 / 659,800
					USE VALUE:	659,800 / 659,800
					ASSESSED:	659,800 / 659,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
295		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY DESMOND
Owner 2:	KELLY JOAN H
Owner 3:	
Street 1:	74 PILGRIM ROAD
Street 2:	
Twn/City:	HOLLISTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01746 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,297 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1929, having primarily Vinyl Exterior and 1927 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5297.000	254,600		405,200	659,800
Total Card	0.122	254,600		405,200	659,800
Total Parcel	0.122	254,600		405,200	659,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.47 | /Parcel: 342.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76580
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	254,600	0	5,297.	405,200	659,800	659,800	Year End Roll	12/18/2019
2019	104	FV	223,300	0	5,297.	411,000	634,300	634,300	Year End Roll	1/3/2019
2018	104	FV	223,300	0	5,297.	306,800	530,100	530,100	Year End Roll	12/20/2017
2017	104	FV	223,300	0	5,297.	277,900	501,200	501,200	Year End Roll	1/3/2017
2016	104	FV	223,300	0	5,297.	266,300	489,600	489,600	Year End	1/4/2016
2015	104	FV	222,300	0	5,297.	225,800	448,100	448,100	Year End Roll	12/11/2014
2014	104	FV	222,300	0	5,297.	214,200	436,500	436,500	Year End Roll	12/16/2013
2013	104	FV	222,300	0	5,297.	203,800	426,100	426,100		12/13/2012

!9214!

PRINT

Date	Time
12/10/20	23:43:08

LAST REV

Date	Time
09/11/18	15:35:09
apro	
9214	

USER DEFINED

Prior Id # 1:	76580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY DESMOND	27324-306		5/27/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
4/13/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5297		Sq. Ft.	Site		0	70.	1.09	5									405,236						405,200	

Total AC/HA: 0.12160 | Total SF/SM: 5297 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 405,236 | Spl Credit | Total: 405,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	111000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312816
Depreciation:	58184
Depreciated Total:	254632

COMMENTS

2 UNITS BMT APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB		

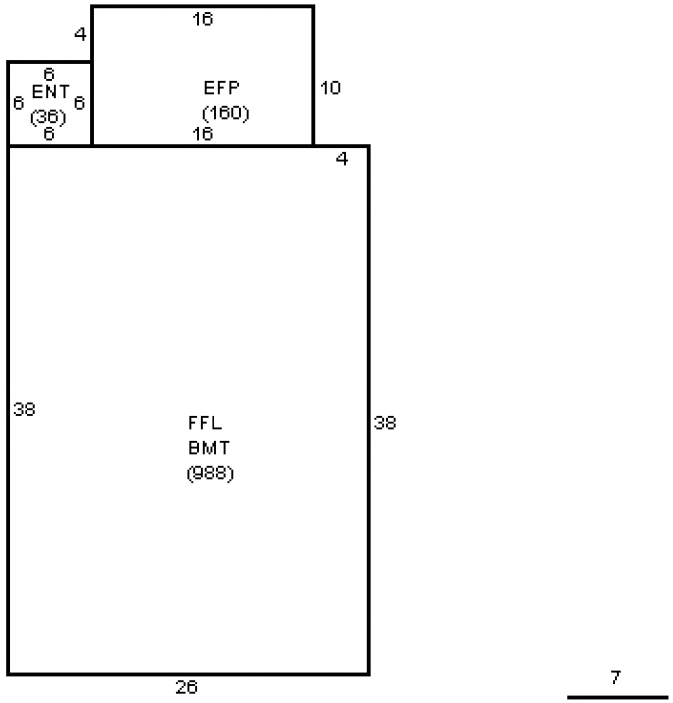
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	3	1	
Totals			
2	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.52
Special Features:	0	Val/Su Net:	117.22
Final Total:	254600	Val/Su SzAd	257.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	66.540	65,742
FFL	First Floor	988	129.520	127,965
EFP	Enclos Porch	160	44.680	7,149
ENT	ENTRY	36	26.660	960

Net Sketched Area:	2,172			Total:	201,816
Size Ad	988	Gross Are	2172	FinArea	1927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	